

BOARD OF APPEAL REFERRALS

December 4, 1980

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4022

MEMORANDUM

December 4, 1980

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert J. Ryan, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 12/9/80

Z-4924
John Chaiken
47 Wallingford Road, Brighton
near Melton Road

2½-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential R-.5_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: Erect two dormers on two-family dwelling.

Violation(s):

Section

Required

Proposed

15-1. Floor area ratio is excessive.

20-1. Rear yard is insufficient.

Structure, which was neglected for years, has been substantially renovated and restored by petitioner. Dormers will provide needed family space. No adverse impact. Recommend approval.

VOTED: In reference to Petition Z-4924, brought by John Chaiken, 47 Wallingford Road, Brighton, for two variances to erect two dormer additions to a two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Neglected structure has been substantially renovated and restored by petitioner. Dormer additions will provide needed family space with no adverse impact.



Z 4924
47 WELINGFORD RD.
(BRI.)

Board of Appeal Referrals 12/4/80

Hearing: 12/9/80

Z-4925
Alan Lawson
33 Brayton Road, Brighton
near South Crescent Circuit

1½-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family S-.5 manufacturing _____

Purpose: Erect shed dormer addition to one family dwelling.

Violation(s):

Section

Required

Proposed

15-1. Floor area ratio is excessive.

Proposed dormer expansion will increase floor area ratio minimally.
No objections. Recommend approval.

VOTED: In reference to Petition Z-4925, brought by Alan Lawson, 33 Brayton Road, Brighton, for a variance to erect a shed dormer addition to a one-family dwelling in a single-family district, the Boston Redevelopment Authority recommends approval. Minimal violation will not adversely affect surrounding properties.



Z-4925
33 BRAYTON RD.
(BRI.)

Board of Appeal Referrals 12/4/80

Hearing: 12/9/80

Z-4926
Northern Rose Realty Trust
234 Beacon Street, Boston
at Dartmouth Street

Five-story structure

H-5-70

District(s): apartment (now H-3-65) general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: Erect canopy at entrance to apartment structure.

Violation(s):

Section

Required

Proposed

18-1. Structures not allowed in required front yard.

Canopy consistent with those of adjoining buildings. Back Bay Architectural Commission has no objection. Recommend approval.

VOTED: In reference to Petition Z-4926, brought by Northern Rose Realty Trust, 234 Beacon Street, Boston, for a variance to erect a canopy at entrance to apartment structure in an apartment (H-5-70 - now H-3-65) district, the Boston Redevelopment Authority recommends approval. Canopy is consistent with those of adjoining buildings. Back Bay Architectural Commission has granted approval. No impact.



Z-4926

234 BEACON ST.
(B.P.)

Board of Appeal-Referrals 12/4/80

Hearing: 12/9/80

Z-4927

Louis Carcerano

21 Shannon Street, Brighton

near Washington Street

2½-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential R-.8_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s):

Section

Required

Proposed

8-7. Dwelling converted for more families which does not meet the requirement for lot area and involves an increase in floor area ratio is forbidden in an R-.8 district.

14-2. Lot area is insufficient.

15-1. Floor area ratio is excessive.

Proposed increase in density is inappropriate. This one-way street is severely congested with on-street parking. Recommend denial.

VOTED: In reference to Petition Z-4927, brought by Louis Carcerano, 21 Shannon Street, Brighton, for a forbidden use and two variances for a change of occupancy from two- to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Proposed increase in density is inappropriate. This one-way street is severely congested with on-street parking.



Z-4927

21 SHANNON ST.
(BRI.)

Board of Appeal Referrals 12/4/80

Z-4928

Monsour S. Hadaya
48 Bellevue Street, West Roxbury
near March Avenue

Hearing: 12/9/80

2½ story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family <u>S-.5</u>		manufacturing_____

Purpose: Change occupancy from one to three family dwelling.

Violation(s):
Section

Required Proposed

8-7. Any dwelling converted for more families is forbidden in an S-.5 district.

Proposal is incongruous with the single family character of the area. Conversion would establish a dangerous precedent. Little City Hall and neighborhood are opposed. Recommend denial.

VOTED: In reference to Petition Z-4982, brought by Monsour S. Hadaya, 48 Bellevue Street, West Roxbury, for a forbidden use for a change of occupancy from one to three family dwelling in a single family (S-.5) district, the Boston Redevelopment Authority recommends denial. Conversion would establish a dangerous precedent and is contrary to the single family residential character of the area. Little City Hall and neighborhood are opposed.



Z-4928
48 BELLEVUE ST.
(W.R.)

Board of Appeal Referrals 12/4/80

Z-4934

Alex M. Steinbergh, Trustee
112-114 Fulton Street, Boston
near Richmond Street

Hearing: 12/16/80

Six story structure

District(s):	apartment _____	general business _____	industrial _____
	residential _____	local business _____	waterfront _____
	single family _____		manufacturing <u>M-2</u>

Purpose: Change occupancy from mercantile to 13 apartments;
erect a 55' x 48' addition.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
8-7. Multi-family dwelling is conditional in an M-2 district.		
15-1. Floor area ratio is excessive.		
23-1. Off-street parking is insuffucuent.		

In 1978, Authority approved petition for conversion to nine apartments, two offices and addition; Board of Appeal concurred. Development, however, was subsequently ababdoned.

Proposed conversion and rehabilitation will be consistent with the new residential character of Fulton Street and the general area. Parking for eight cars will be provided. Little City Hall has reviewed plans and has no objections. Recommend approval with proviso.

VOTED: In reference to Petition Z-4934, brought by Alex M. Steinbergh, 112-114 Fulton Street, Boston, for a conditional use and two variances for change of occupancy from mercantile to thirteen apartments and erect addition in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.



Board of Appeal Referrals 12/4/80

Hearing: 12/16/80

Z-4935
Sherman Rogan, Trustee
261-261B West Newton Street, Boston
near St. Botolph Street

Three-story structure

District(s):	apartment <u>H-2</u>	general business <u> </u>	industrial <u> </u>
	residential <u> </u>	local business <u> </u>	waterfront <u> </u>
	single family <u> </u>		manufacturing <u> </u>

Purpose: Erect one-story addition to apartment structure.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
15-1. Floor area ratio is excessive.		

Proposed two-bedroom addition on roof of dwelling (six apartments and office) will detract from the architectural character of the row structure. Neighborhood Association, which has petitioned for historic district designation from Landmarks Commission, is opposed. Recommend denial.

VOTED: In reference to Petition Z-4935, brought by Sherman Rogan, Trustee, 261-261B West Newton Street, Boston, for a variance to erect a one-story addition to an apartment structure in an apartment (H-2) district, the Boston Redevelopment Authority recommends denial. Proposed two-bedroom addition on roof of dwelling will detract from the architectural character of the row structure. Neighborhood Association, which has petitioned for historic district designation from Landmarks Commission, is opposed.



Z-4935

261-261B WEST NEWTON ST.
(B.P.)

Board of Appeal Referrals 12/4/80

Hearing: 12/9/80

Z-4937

Steven R. Feldman
25 Boylston Street, Jamaica Plain
near Centre Street

2½-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential R-.5_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s):

Section

Required

Proposed

- 8-7. Three-family dwelling is forbidden in an R-.5 district.
- 14-1. Lot area is insufficient.
- 14-3. Lot width is insufficient.
- 14-4. Street frontage is insufficient.
- 17-1. Open space is insufficient.
- 18-1. Front yard is insufficient.

Conversion would be excessive and contrary to a growing trend among owner occupants in the area to restore occupancies consistent with the two-family district. Petitioner has not submitted evidence to justify granting of multiple variances. Neighbors and Little City Hall are opposed. Recommend denial.

VOTED: In reference to Petition Z-4937, brought by Steven R. Feldman, 25 Boylston Street, Jamaica Plain, for a forbidden use and five variances for change of occupancy from two- to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Conversion would be excessive and contrary to a growing trend among owner occupants in the area to restore occupancies consistent with the two-family district. Petitioner has not submitted evidence to justify granting of multiple variances.

Z-4937
25 BOYLSTON ST
(J.P.)



Board of Appeal Referrals 12/4/80

Z-4942
Shirley J. Levy
35-37 Kingston Street, Boston
near Bedford Street

Hearing: 12/16/80

Five story structure

District(s): apartment _____ general business B-10 industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: Change occupancy from one apartment, store, light manufacturing to three apartments, store, light manufacturing.

Violation(s):

Section

Required

Proposed

17-1. Open space is insufficient.

In February this year the Authority and Board of Appeal approved one apartment at this site.

Proposed apartments are consistent with the development of dwelling units in the downtown area. Violation will not create an adverse impact.

Recommend approval with proviso.

VOTED: In reference to Petition Z-4942, brought by Shirley J. Levy, 35-37 Kingston Street, Boston, for a variance for change of occupancy from one apartment, store, light manufacturing to three apartments, store, light manufacturing in a General Business (B-10) District, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.



Z-4942
35-37 KINGSTON ST.
(B.P.)

Board of Appeal Referrals 12/4/80

Z-4956
Ellen Falletti
4 Albion Place, Charlestown
near Main Street

Hearing: 12/9/80

2 1/2 story structure.

District(s):	apartment <u>H-1</u>	general business <u> </u>	industrial <u> </u>
	residential <u> </u>	local business <u> </u>	waterfront <u> </u>
	single family <u> </u>		manufacturing <u> </u>

Purpose: Legalize occupancy - two family dwelling.

Violation(s):
Section

Required Proposed

- 8-7. Dwelling converted for more families which does not meet the requirement for lot area is forbidden in an H-1 District.
- 14-2. Lot area is insufficient.
- 17-1. Open space is insufficient.

Use as two family dwelling has existed for over 25 years. Violations are technical. Abutters support the use. Recommend approval.

VOTED: In reference to Petition Z-4956, brought by Ellen Falletti, 4 Albion Place, Charlestown, for a forbidden use and two variances to legalize occupancy for two family dwelling in an apartment (H-1) District, the Boston Redevelopment Authority recommends approval. Use has existed for many years. Violations are technical.



Z-4956
4 ALBION PLACE
(CHSN.)

Board of Appeal Referrals 12/4/80

Z-4966
Robert D. Toomey
81 Sycamore Street, Roslindale
near Cummins Highway

Hearing: 12/9/80

2 ½ story structure.

District(s):	apartment_____	general business_____	industrial_____
	residential <u>R-.5</u>	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: Legalize occupancy - two family dwelling.

Violation(s):

Section

Required

Proposed

8-7. Dwelling converted for more families which meets at least one-half the requirement for lot area is conditional in an R-.5 district.

14-2. Lot area is insufficient.

Existing condition of many years would be legalized. Neighbors support the use.
Recommend approval.

VOTED: In reference to Petition Z-4966, brought by Robert D. Toomey, 81 Sycamore Street, Roslindale, for a conditional use and a variance to legalize occupancy for two family dwelling in a Residential (R-.5) District, the Boston Redevelopment Authority recommends approval. Condition has existed for many years with no adverse affects.

Z-4966
81 SYCAMORE ST
(ROS.)



Board of Appeal Referrals 12/4/80

Z-5022

John K. & Dana H. Kirby
167 Marlborough Street, Boston
near Dartmouth Street

Hearing: 12/9/80

Three story structure.

District(s): apartment H-3-65 general business _____ industrial _____
 residential _____ local business _____ waterfront _____
 single family _____ manufacturing _____

Purpose: Erect four rear additions to five unit apartment structure.

Violation(s):

Section

Required

Proposed

20-1. No structure can be erected in required rear yard.

Proposed additions (dining room and three open decks) would tend to impair light and air to adjacent residences. Recommend denial.

VOTED: In reference to Petition Z-5022, brought by John K. & Dana H. Kirby, 167 Marlborough Street, Boston, for a variance to erect four additions to five unit apartment structure in an Apartment (H-3-65) District, the Boston Redevelopment Authority recommends denial. Proposed additions would tend to impair light and air to adjacent residences.



STOROW

JAMES

STOROW

DOCK

MEMORIAL

BACK

BEACON

MARLBOROUGH

COMMONWEALTH

COMMONWEALTH

PARKING

PRINCE SCHOOL

NEWBURY

COMMONWEALTH
OF MASSACHUSETTS
DEPARTMENT
OF EDUCATION

COPLEY
METHODIST
CHURCH

OLD SOUTH
CHURCH

BOSTON

FIRST BAPTIST
CHURCH

Z-5022

167 MARLBOROUGH ST.

(B.P.)

SQUARE

Board of Appeal Referrals 12/4/80

Z-5025
John Mahoney
77 West Brookline Street, Boston
near Shawmut Avenue

Hearing: 12/9/80

3 story structure.

District(s): apartment H-2 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: Legalize occupancy - three apartments.

Violation(s):

Section

Required

Proposed

8-7. Any dwelling converted for more families which meets at least one-half the requirement for open space is conditional in an H-2 district.

17-1, Open space is insufficient.

Former lodging house is now occupied as a three unit apartment dwelling. Open space violation mitigated by proximity to public park. Little City Hall supports the use. Recommend approval.

VOTED: In reference to Petition Z-5025, brought by John Mahoney, 77 West Brookline Street, Boston, for a conditional use and a variance to legalize occupancy for three apartments in an Apartment (H-2) District, the Boston Redevelopment Authority recommends approval. Occupancy existing. Open space violation mitigated by proximity to public park.



77 WEST BROOKLINE ST.
(B.R.)

PARK

AVENUE

PELHAM
STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

UPTON

WEST

DEDHAM

FERN

THIMBLE

STREET

STREET

STREET

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STREET

STREET

STREET

STREET

STREET

MONTGOMERY
PARK

CANTON

WEST

WEST

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WEST

WEST

WEST

BROOKLINE

PENBROKE

SQUARE

RUTLAND

WEST

WEST

WEST

WEST

WEST

WEST

WEST

PLAYGROUND

929-1
1787

HAVEN

WEST

WEST

WEST

WEST

WEST

WEST

WEST

NEW ARD

CONCORD

PLACE

ST.

ST.

ST.

BLACKSTONE
SQUARE

SHAWMUT

ST.

ST.

ST.

ST.

ST.

ST.

ST.

ST.

Board of Appeal Referrals 12/4/80

Z-5026
Johnstown Properties
466-472 Atlantic Avenue, Boston
near Northern Avenue

Hearing: 12/9/80

13 story structure.

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing <u>M-4</u>

Purpose: Erect sign on face of commercial (stores, offices, restaurant) structure.

Violation(s):

Section

Required

Proposed

11-2. Sign may not extend above sills of windows
above first story.

Structure is former "Sheraton" building which has been rehabilitated. Size and location of sign "470 Harbor Plaza" is unnecessary, undesirable and does not comply with requirements for a conditional use. Recommend denial.

VOTED: In reference to Petition Z-5026, brought by Johnstown Properties, 466-472 Atlantic Avenue, Boston, for a conditional use to erect a sign on the face of a commercial structure in a Manufacturing (M-4) District, the Boston Redevelopment Authority recommends denial. Size and location of proposed sign is unnecessary, undesirable and does not comply with requirements for a conditional use.

CHANNEL 468-4

463-472 ATLANTIC AVE.
(B.P.)

